

DESCANSO

2000 Census Population.....2,242

Community 2020 Target.....2,274

April 2004 WC Map Population2,730

**APRIL 2004 WORKING COPY MAP**

The key objective is to create densities appropriate for a rural community with less infrastructure and services than communities within the CWA boundary. Staff has worked very closely with both the community planning group and the property owners to determine the most appropriate densities for the one referral in this community. Semi-Rural densities are proposed on the northern portion of Merigan Ranch, in an area adjacent to Viejas Boulevard, and in proximity to other existing residential development. Lower Semi-Rural designations are assigned to the 110 acres in the southern portion of Merigan Ranch that is located further away from other core areas of development, to reflect an area where there is a potential for some growth. Rural Land designations are assigned to the remainder of the parcel to preserve open space.

KEY COMMUNITY ISSUES

- Areas affected by the Forest Conservation Initiative (FCI) should be planned at underlying (or higher) densities when the initiative sunsets in 2010
- Preserve environmental resources, and the rural character of the community
- Maintain an agricultural/ranching lifestyle and provide adequate access to open space

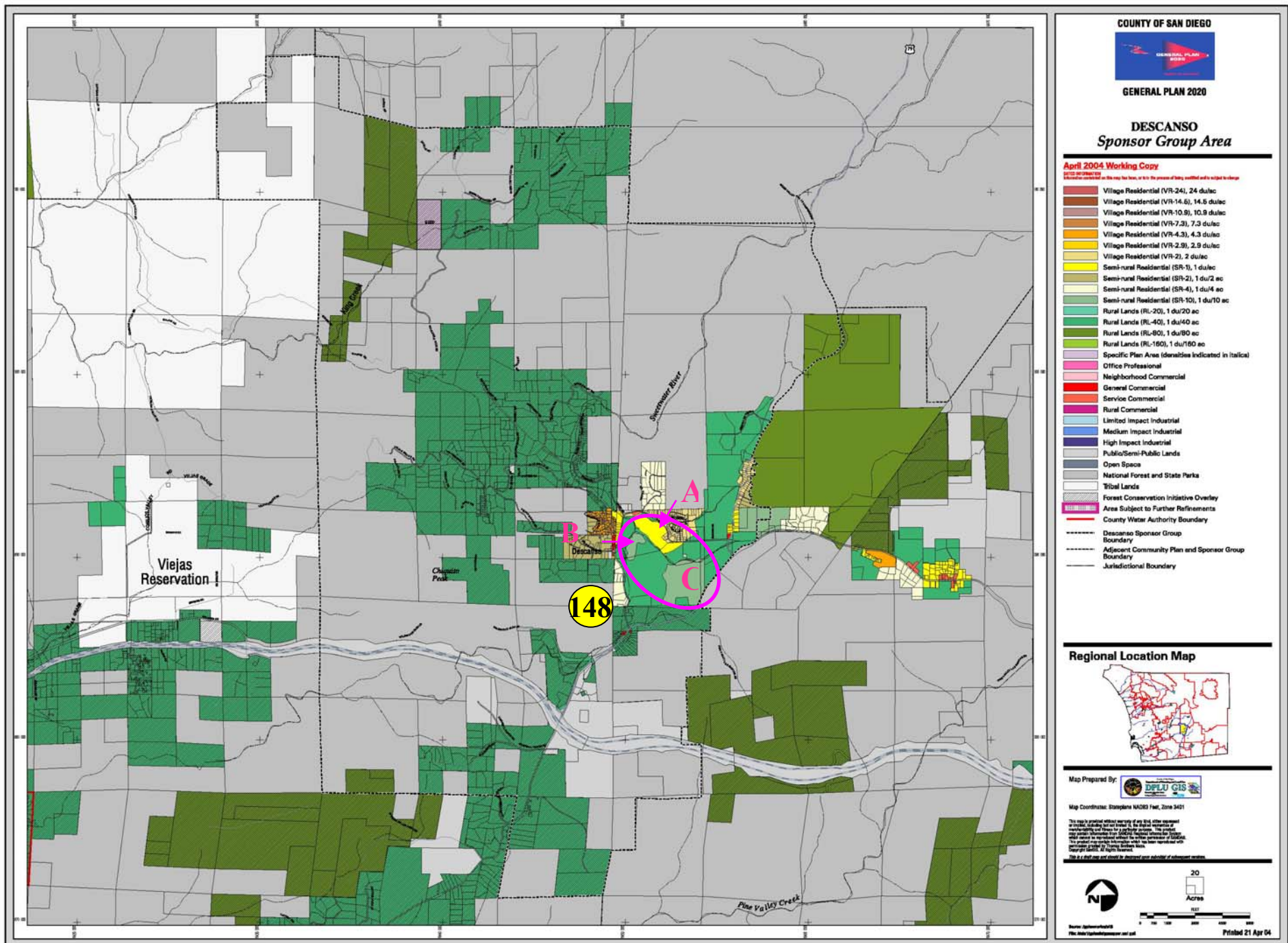
COMMUNITY-SPECIFIC PLANNING RATIONALE

- Lack of water is an issue in the community and has been recognized by assigning lower densities
- Based on community preference, underlying densities on parcels that currently are developed, have been identified to reflect the realities of the community

TRAFFIC FORECASTS

(See Central Mountain Section)

See Central Mountain LOS Map (B-2)



RESIDENTIAL PROPERTY REFERRALS

148	Joyce Peterson			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Village: 2 du/acre	Semi-Rural: 1 du/acre	Semi-Rural: 1 du/acre	Semi-Rural: 1 du/acre
	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres
		Rural Lands: 1du/40 acres	Rural Lands: 1du/40 acres	Rural Lands: 1du/40 acres
				<i>Continuing to work with community planning group and property owner on Country Town boundaries</i>